



Montenegro
Ministry of Culture



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Innovation Challenge

PUBLIC CALL FOR INTERNATIONAL OPEN COMPETITION

for innovative architectural-urbanistic solution for reconstruction of cultural heritage

Spanjola Fortress in Herceg Novi, Montenegro

Open competition announced by: The Ministry of Culture and United Nations Development Program (UNDP)

Open competition organized by: UNDP in cooperation with the Ministry of Culture, through the project "*Creative Montenegro - Economic Valorization and Creative Industries*"

Contact email: procurement.me@undp.org

COMPETITION MATERIAL

Narrative Section

- Call for competition;
- Terms of Reference;
- Urban and Technical Conditions;
- Study on Revalorization of Immovable Cultural Property;
- Spanjola Fortress, Municipality of Herceg Novi - State of immovable cultural property of Montenegro;
- Photo documentation;

Graphic Section

- Geodetic base maps;
- 3D geodetic survey of the terrain and fortress;
- Orthophoto plan;

Innovation Challenge**PUBLIC CALL FOR INTERNATIONAL OPEN COMPETITION****for innovative architectural-urbanistic solution for reconstruction of cultural heritage****Spanjola Fortress in Herceg Novi, Montenegro****Introductory guidelines**

The aim of the cultural policy of Montenegro is to develop and promote cultural and artistic creativity, cultural activities and cultural life in general, valorize cultural heritage, contribute to intercultural dialogue and preserve the specificities of different cultural identities, in order to assist in the affirmation of Montenegro's identity as a state, and promote cultural ties with the other countries.

By strengthening the national identity of Montenegro, the Ministry of Culture wants to strategically highlight and promote local products, creators and the arts and to establish a permanent presence of these categories at the international level.

The aim of implementation of the project activities related to economic valorization of the cultural heritage buildings and stimulation of creative industries and contemporary creativity, including ideas and infrastructure, within the project *Creative Montenegro - Economic Valorization and Creative Industries*, implemented by the UNDP Office in cooperation with the Ministry of Culture of Montenegro, is to promote the culture more efficiently with an emphasis on innovation in cultural and artistic creation and innovation in protection, conservation and rehabilitation of important cultural heritage sites in Montenegro.

Over the past period, the Ministry of Culture was oriented towards development and promotion of both creative industries and creative sector in general. Such orientation has been proven recently by a series of initiatives, projects and activities that the Ministry of Culture is conducting through the newly established Directorate for the Development of Creative Industries. In such context, the Ministry of Culture initiated and conducts activities related to the establishment of a broad spectrum of "Creative Hubs" in the south, north and central part of Montenegro, with the main aim of establishing artistic residences and production in the area of Creative industries.

In order to intensify international cooperation within the policies relating to the creative industry within the mechanism "17+1"¹, the Ministry of Culture initiated the establishment of "17+1" Creative Hub in Montenegro.

The idea of "17+1" Creative Hub was launched with the need to join forces with the aim of direct support to exchange the creative potential of artists and circulation of products of creative industries among countries within the mechanism "17+1". The idea of Creative Hub "17+1" was developed as a residence oriented towards products, which means that the resident (artist) from the countries under the mechanism "17+1" will reside in it (for one to three months) in order to create its own creative work in all stages of production, including promotion and placement of products. This concept is based on the "people to people" model at a practical level.

Main objectives

- The main objective of this initiative is creation of a working space and accommodation (creative hub) for artists coming from "17+1" countries and providing conditions for creating new products at the residential base.
- The aim of the initiative is also to encourage visible and tangible structural incentives for support within the political platform "17+1".
- The aim is to promote the cooperation mechanism "17+1" at the practical level in order to develop creative products and services.
- The aim is to provide strong support for cooperation between the Member States "17+1", as well as the promotion of their common goals and achievements.

To realize this initiative, the Ministry of Culture has recognized the placement of a Creative Hub "17+1" in an immovable cultural property on the Montenegrin coast as an adequate solution. By sharing creative space and knowledge with other residents, an artist who resides in the Creative Hub will have the opportunity to fully realize and test an idea within this innovative system, specially designed to lead to the best creative results. This space will be a great inspiration for the work of artists from the countries of "17+1" mechanism.

¹ Cooperation between China and Central and Eastern European Countries (China-CEE, China-CEEC, also *17+1*, formerly *16+1*) is an initiative by the [Chinese Ministry of Foreign Affairs](#)^[2] to promote business and investment relations between [China](#) and 17 countries of [CEE \(CEEC\)](#) – [Albania](#), [Bosnia and Herzegovina](#), [Bulgaria](#), [Croatia](#), [Czech Republic](#), [Estonia](#), [Greece](#), [Hungary](#), [Latvia](#), [Lithuania](#), [North Macedonia](#), [Montenegro](#), [Poland](#), [Romania](#), [Serbia](#), [Slovakia](#) and [Slovenia](#). The China-CEE secretariat is in [Beijing](#), with 17 "national coordinators" in each of the partner CEE country. Founded in 2012 in Budapest to push for cooperation of the "*17+1*" (the 17 CEE countries and China) and promoting the Chinese Belt and Road Initiative – to "provide promising opportunities for both China and Europe ... covering the fields of infrastructure, transportation and logistics, trade and investment..."

After reviewing the immovable cultural property on the Montenegrin coast, the Fortress *Spanjola* was recognized as suitable for infrastructure establishment, in the form of the Creative Hub or a residential center, while bearing in mind the need to ensure adequate use of this immovable cultural property in terms of its revitalization and protection against further deterioration. By giving this site a new purpose, its continued functioning on a sustainable basis shall be ensured.

Objective of the Open Competition

The aim of this competition is to invite the architects, architectural associations, institutions and companies dealing with cultural heritage protection, conservation and reconstruction to provide contemporary solutions for repurposing the Fortress *Spanjola* in Herceg Novi, Montenegro. It is expected that innovative solutions will be proposed for reuse of the Fortress for new purpose – international creative hub and thus international visibility through the presentation of the architect's expression will be demonstrated in the conceptual architectural-urbanistic solution.

Competition Terms and Conditions and Deadlines

RIGHT TO PARTICIPATION

Individuals, association, research institutions, NGOs and private companies are eligible to participate in the competition if dealing with architectural, urbanism or cultural heritage protection and reconstruction projects, who are active in the field of contemporary creativity.

Each participant has the right to participate in this competition with only one work.

The author will submit the solution electronically in the form of a representative visual presentation, illustrations and drawings, on which the required thematic framework can be accurately identified.

The author will submit the multimedia segment presentation in the form of narrative explanation with 3d animation using contemporary IT technique for preparation of entire packages of presentation of innovative architectural design solution.

In addition to the author's innovative project design submitted in the editable and protected electronic format of the repurposing the Fortress *Spanjola* the author shall submit, as a part of the competition work, the required multimedia segment.

The author shall submit the competition work in digital and analog form to the following address:

**United Nations Development Programme
UN Eco House
Bulevar Stanka Dragojevicica bb
81000 Podgorica, Montenegro**

with a reference reading:

**PUBLIC INTERNATIONAL COMPETITION FOR ARCHITECTURAL – URBANISTIC
DESIGN**

as part of the CREATIVE MONTENEGRO project, **in two separate files:**

- one with a reference reading CONCEPTUAL DESIGN FOR CREATIVE HUB "17+1",
- and another in which should be provided the author's name, CV and other relevant data.

The **code** of the author's work should be marked on the back of the envelope, and on every page of graphic and textual attachments.

THE DEADLINE for submission of competition entries **31st of March 2020, until midnight.**

The results of the competition will be announced on the [UNDP website](#) on 13th of April 2020 the latest.

Competition works that do not meet the foregoing requirements shall not be considered.

Guidelines for analog formats:

- The narrative and graphic attachments should be submitted in form of elaborate - A3 book format, including the cover with a blank back, **with the code of author's work in the upper right corner of each sheet.**
- The competition proposal for the concept design must be clear, concise, transparent and communicative.

Guidelines for digital formats:

- In addition to the analog format, the participants are obliged to submit a CD or USB with a book of conceptual design in PDF format, as well as all graphic attachments in DWG, PDF, JPEG, TIFF, and text files in DOC or PDF format.
- CD or USB should be marked only with the code of author's work.

GENERAL CONDITIONSCriteria for evaluation of works:

- Originality and innovative solution of the project design.....**0 to 30 points**
 - Function and program content -10 points
 - The originality of the functional and aesthetic expression of the solution-10 points
 - Presentation of the innovative architectural solution-10 points
- Protection of the visual identity and fulfillment of programmatic requirements.....**0 to 25 points**
 - Application of conservation measures and contemporary renovation and restoration-15 points
 - Protection of visual identity and visibility of saved structures in new program content-10 points
- Creative hub designed as driver for achieving the SDGs².....**0 to 25 points**
 - Materialization through usage of clean/green/recycle materials and integration of the energy efficient systems (energy consumption reduced by effective retrofitting/climate change adaptation principles) - 10 points
 - New solutions, adapted to local climate³, culture and challenges (reconstruction process itself should be an opportunity for the creative exchange of tradition and contemporary building techniques) – 10 points
 - Renovation should put the priority on reducing the amount of new building materials used and wastes produced – 5 points
- Rationality and cost-effectiveness of the solution**0 to 20 points**
 - Cost effectiveness (approximative estimation of the total investment of the renovation and reuse of the facility) - 10 points
 - Feasibility of the solution (elaborated through the narrative and graphic presentation of the conceptual solution) - 10 points

²The safeguarding and promotion of culture is an end in itself, and at the same time it contributes directly to many of the SDGs — safe and sustainable cities, decent work and economic growth, reduced inequalities, the environment, promoting gender equality and peaceful and inclusive societies. This kind of manner demands creative approaches, beyond the typical linear and sectoral ones that most countries have been used to in recent decades.

³ Global warming will result in more extreme weather phenomena such as heavy rains during summer & autumn, which requires sustainable sewage solutions. By applying region specific building re-design, energy consumption for air-conditioning & lighting can be minimized while maximizing the comfort of indoor environment.

Prizes

UNDP Montenegro will provide the following prizes for the best conceptual designs for Creative hub "17+1":

- **I prize** for the best innovative solution in the amount of **\$ 15,000.00** (US dollars)
- **II prize** for the second-best innovative solution in the amount of **\$ 6,000.00** (US dollars)
- **III prize** for the third best innovative solution in the amount of **\$ 3,000.00** (US dollars).

Note: All participants who meet the requirements of the competition will participate in the main prize fund. Prizes and funds for the conceptual design will be awarded and be paid in gross amount, and a contract for preparation of the contemporary visual presentation of the design will be concluded with the selected authors. The first best awarded design will be presented by the Minister of Culture at the Summit in China which will be held on April 15th, 2020.

All works received that meet the requirements of the competition will be exhibited in a public exhibition together with the awarded work of the competition participant, as part of the exhibition of creative industries in Montenegro during 2020.

Proprietary rights

The proprietary rights of the awarded works will be transferred to the Ministry of Culture and UNDP Montenegro, after the payment of awards. UNDP and the Ministry of Culture may use the works solely for the stated purpose, as a whole or in segments. The awarded designs will be used as inputs and bases for the preparation of the main design of the reconstruction of the buildings, without additional confirmation of awarded designers.

The authors give their consent to the aforementioned conditions by participating in the competition, while the author retains the copyright of the conceptual design.

The authors will have opportunity to participate at the UNDP procurement procedure - request for proposal⁴ for the preparation of the main design in the second phase of the project implementation.

Selection Committee

The selection committee will be composed of two representatives of UNDP, one representative from the Ministry of Culture, one representative of the Municipality of Herceg Novi and one international expert dealing with architectural and/or urban planning design and cultural heritage protection and rehabilitation.

⁴ The Request for proposal will be announced by UNDP Montenegro as an open international call for all companies dealing with architectural designing that possess valid Montenegrin licenses for the project design and construction as well as licenses for performing the conservation measures at the cultural heritage buildings.

TERMS OF REFERENCE

Subject Matter and Objective of Open Competition

The development of the conceptual design for reuse of Fortress Spanjola in Herceg Novi, with its surrounding and preparation of the innovative presentation of the architect solution (3d animation ect), in order to be presented at Summit in China on April 15th, 2020.

Conceptual design will involve two segments:

- Copyright design - conceptual design of reuse of Fortress Spanjola, and
- Presentation of the selected solution at the international summit in China (authors are not obliged to be present)

The author is expected to submit a conceptual design as drawing in the form of dwg, pdf formats for the purpose of further development of the main construction design for reconstruction of the building and in credible illustrative material for the presentation.

The conceptual design of the international creative hub has to include the following:

- 1) **The technical documentation** including -site plan of the plot with the facilities, all the facility layouts, characteristic sections of structures, views of the facilities, 3d model of the conceptual design of the adaptation of the facilities and 3d models of proposed interior solutions.
- 2) **The multimedia segment**, which directly corresponds to the illustrative proposal as a whole. The author may use all modern multimedia forms such as: architectural 3d modeling, 3d animation and other innovative multimedia solution representing clearly authors design with duration of video/animation of

The development and enhancement of cooperation within the Mechanism "17+1" contributed to the creation of the idea of establishing a "17+1" Creative Hub in Montenegro, which is designed to provide the best structural support to different cultural expressions, as well as artistic and creative practices. In this way, residents may decide for themselves what their main focus is in the creative industries, from traditional to contemporary forms, with the selection criteria set for first residents.

This kind of a creative hub aims to:

- Exchange artists from countries within the framework of Mechanism "17+1";
- Bring together artists with adequate or complementary activities that can support the commercialization of an artistic product (production, crafts, manufacture, entrepreneurship);

- Provide artists with the conditions to market their products;
- Affirm local artists from Montenegro through other residence project under Mechanism "17+1";
- Provide artists with temporary or permanent workspace;
- Generates a certain amount of accommodation capacity for artists of Mechanism "17+1", through a residency program;
- Affirm Montenegro in the field of creative industries - Montenegro as a creative destination;
- Support local festivals through logistics, capacity and staff.

The subject matter of the Terms of Reference is the development of an urban-architectural concept design of renovation of *Spanjola* fortress in Herceg Novi for the purpose of establishing the creative hub "17+1".

The renovation or reconstruction of the fortress has to be planned in accordance with the recommendations of this Open Call, ie the Program, Parameters and Recommendations. The main objective of the open competition is to provide a quality and recognizable conceptual urban-architectural design of the complex based on the parameters and recommendations of the Publisher and Investor of the open competition, given in the Terms of Reference.

The subject matter of the open competition also includes landscaping, which will contribute to the valorization of the *Spanjola* Fortress complex, in accordance with the urban-technical conditions and requirements of the Terms of Reference.

The competition papers, by valuing and affirming the existing cultural values, are expected to provide adequate treatment of the complex, adhering to the prescribed conditions, and then modern practices in the field of protection and restoration of cultural property, resulting in structures of appropriate materialization and technical and technological characteristics. The modern use of the fortification needs to be adapted to the architectural features of this fortification complex and its importance. Particular attention has to be paid to the applicable norms and standards for conservation works, that is, this type of structure.

The authors is expected to send all requested material, **no later than 31st March 2020**.

Location

Broader location

The Municipality of Herceg Novi is located in the far southwest of Montenegro, it belongs to the coastal region and occupies the entrance to the territory surrounding the Bay of Kotor.

Herceg Novi Municipality borders with the Republic of Croatia and Republika Srpska. From the west, it borders with Konavle municipality in the Republic of Croatia, and on the northwest by the municipality of Trebinje in Republika Srpska. The municipalities of Kotor and Tivat (Montenegro) are bordered on the northeast and east side of the municipality of Herceg Novi, while on the south side the municipality extends to the Adriatic Sea via the Lustica peninsula. The border crossings towards the Republic of Croatia are at Debeli brijeg and Konfin, while the border crossing to Republika Srpska is in Sitnica.

The area of the Herceg-Novi Municipality, which, as part of Boka Kotorska Bay, belongs to the southeastern part of the Adriatic coast, lies between 18°25' and 18°42' east longitude and 42°32' north latitude. The northeastern part of the area is bordered by the Orjen massif (1895 m / mm), bordering on the west by Konavle. The southern part of the area belongs to the Topljan and Herceg Novi Bay and part of the Bay of Tivat, including the Lustica Peninsula (568 m / mm). Through the Boka Kotorska Gate (1.6 nautical miles wide), it reaches the open sea near Cape Ostra. The depth of the sea at Cape Ostra is 80m, while in the Bay of Herceg Novi it reaches 45m. The area of Herceg Novi Municipality is separated on the east side by the Vrmac massif (768 m / mm) by the strait Verige, the narrowest part of which is 300m wide. The widest part of the Bay of Boka Kotorska is near Tivat, with 6.5 km. The accessibility of the Boka area is highly approachable from the sea, which has traditionally resulted in the development of maritime transport.

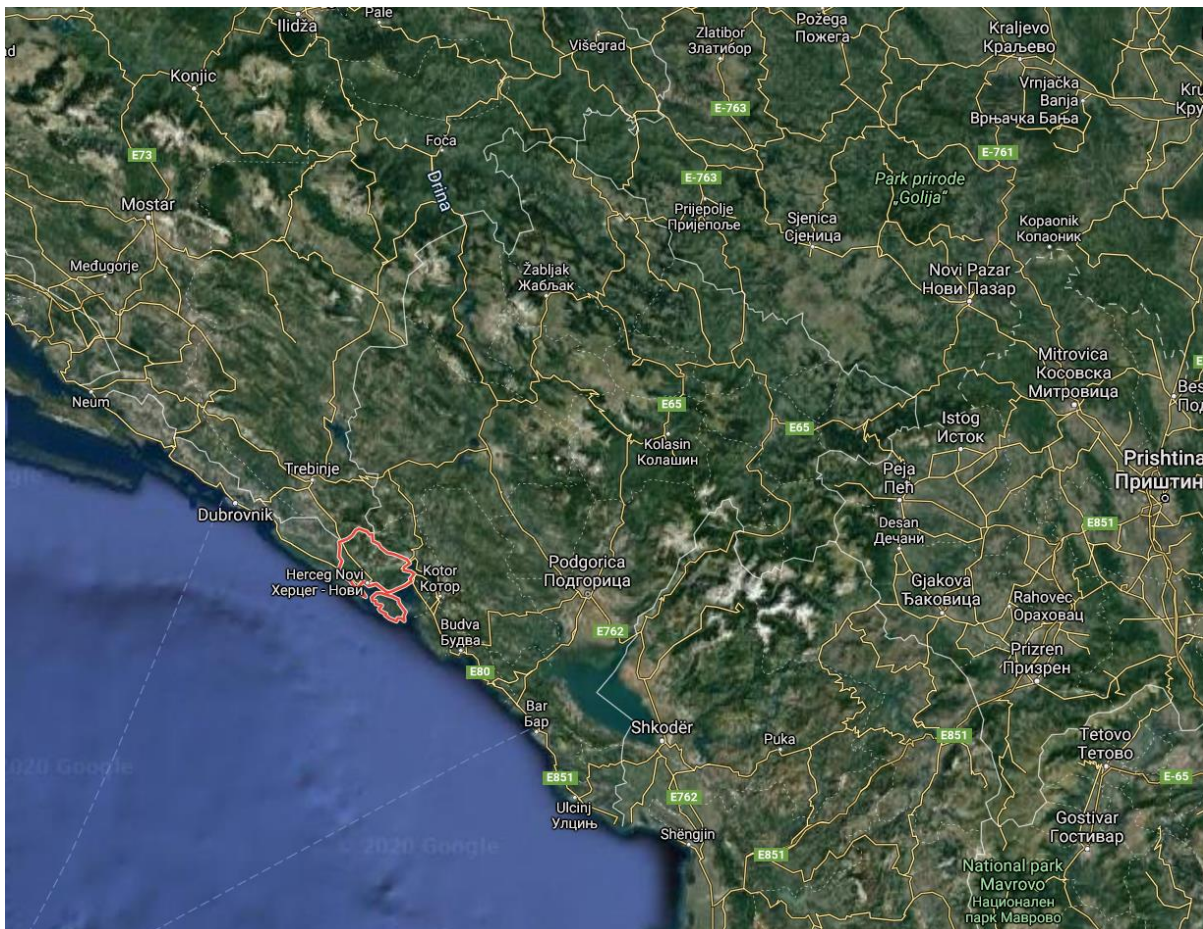


Figure 2. Macrolocation / Location of Municipality of Herceg Novi – source: Google Maps

Micro location / Subject Location

The area, which is the subject matter of the DUP Srbina, belongs to the Local Community of Herceg Novi and covers the zone from the Adriatic road from the south and ends north of the Spanjola Fortress and the area from collective residential buildings to Srbina street. It is an area belonging to UPM Herceg Novi, the Central Planning Region and covers an area of 17.4 ha. It is entirely in the cadastral municipality of Topla.

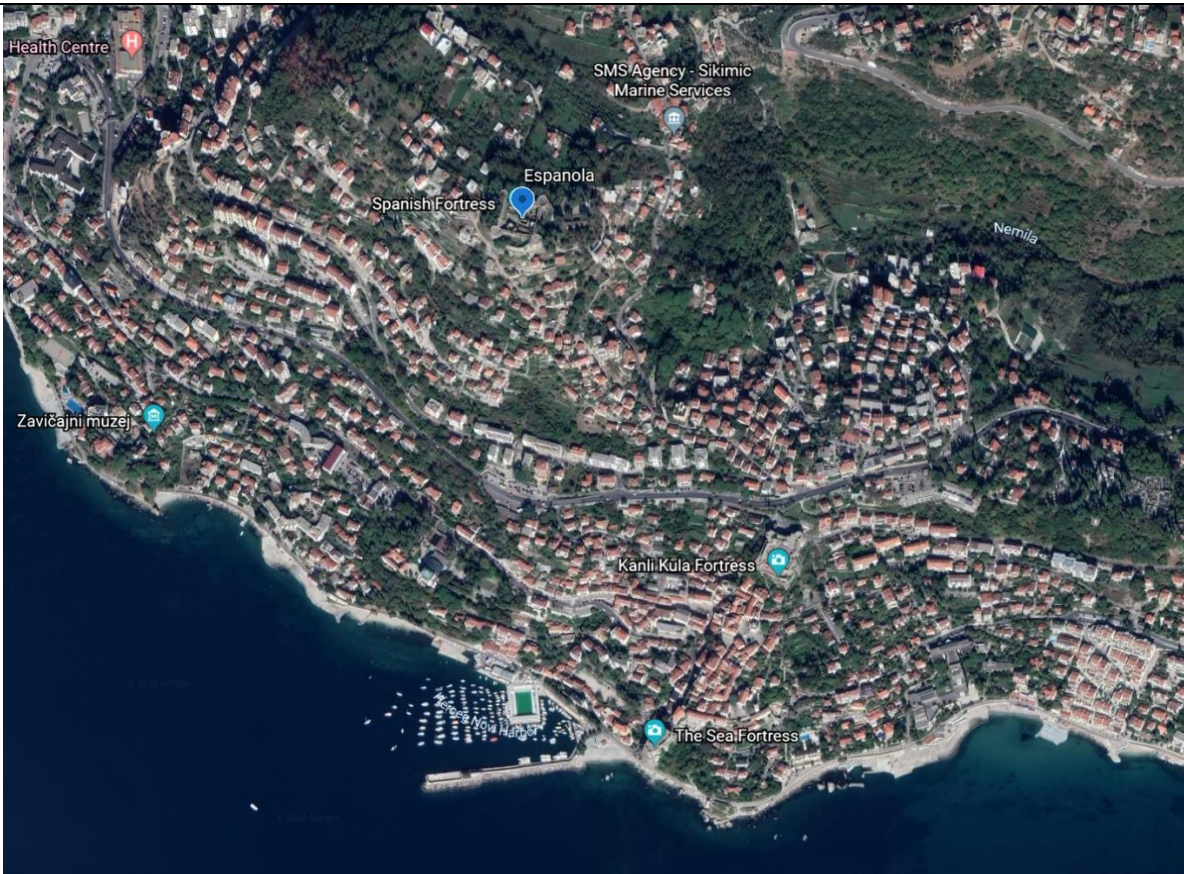


Figure 3. Microlocation - Source: Google Earth



Figure 4. Extract from DUP "Srbina" - geodetic base map with Plan boundary

The Spanjola Fortress was erected on the Bajer hill above Herceg Novi, dominating the entrance to the Bay of Kotor. It is located in the northeast of the Old Town of Herceg Novi, near the main motorway.

At this location, after the occupation of Herceg Novi, the Turks originally erected a smaller fortification, which the Spaniards expanded and reinforced during their short administration of the city from 1538 to 1539. During the time of the Spaniards, the fort was named Spanjola, which has survived to this day. After the conquest by the Turks, the fort's appearance was radically altered and further reinforced to make it inaccessible. On this occasion, Spanjola was surrounded by high walls with four circular bastions at the corners. The works were completed in 1548 and a written trace in Arabic was left on the board positioned above the entrance to the fort.

The fortification has a square base with prominent circular bastions at the corners. The main entrance was additionally secured, and the south side was added to accommodate the new fortification requirements. Spanjola served as a military fortification until the beginning of the 20th century, and during the Second World War it served as a prison.



Figure 5. Orthophoto image - Source: Real Estate Administration / Geoportal

There are **13 facilities** within the fortress:

- Defense perimeter with bastions
- Canopy
- Barracks
- Residential building
- Housing - command
- Food storage
- Sacred object - St. Joseph's church

- Tool and ammunition depot (2 buildings)
- Guard and guard officer (2 buildings)
- Prison
- Austro-Hungarian bunkers

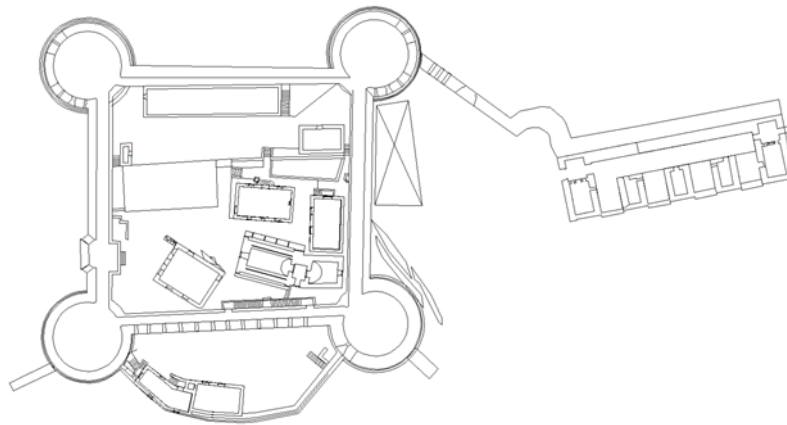


Figure 6. Ground floor base – Source: Study on Revalorization of Immovable Cultural Property SPANJOLA FORTRESS

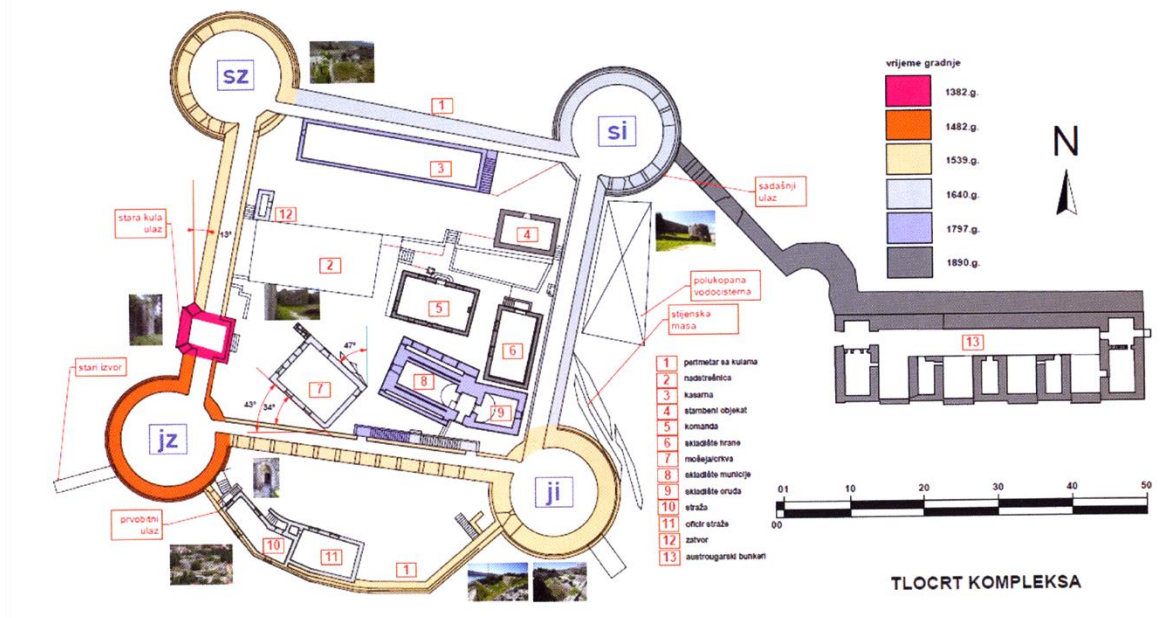


Figure 7. The basis of the complex - source: "Spanjola, Herceg Novi – Upper Town, Urban Genesis and Re-urbanization" by Boris Ilijanic

1. **The defense perimeter with towers**, is a rectangular, almost square base, measuring 3,676.70 square meters, with four round towers of approximately 17.00m in diameter, at the corners. The perimeter is positioned so that the axis from north to south to east closes an angle of 12 degrees. Measured from the outside, between the circular towers, the overall dimensions of the fortification are as follows:

The main southern rampart is **34.86 m** long and 3.80 m thick at the base. The trail of the bastion, which is 1.60 m thick, is paved with regular stone slabs. The bastion is built of pressed stone, in rows with irregular joints. The exterior is masonry with lime red mortar, with the installation of stone spolia of earlier buildings and is in a slight escarpment with a rounded bastion. From the west, to the east, the complete wall with the bastion and the trail along it is in a slight decline towards the east tower. The level difference is approx. 0.90m. The total wall height measured from the inside is approximately 8,00m. On the inside, along this wall, there are two stone single-step stairs, which climb to the bastion. The east ones are made of chiseled stone, while the west ones are made of carved stone, with visible installation of stone spolia/ rock cannon ball about 35 cm in diameter. The bastion is approximately 1.70 m high, and there are openings, loopholes, placed at regular intervals.

The outer arched southern rampart is composed of five segments, with a total length of **49.85m**. The base is approximately 1.80 m thick. The bastion is roughly 0.60 m thick with a path partly paved with irregular stone cuttings. The rampart itself is built of pressed stone, in several stages and periods, mostly in rows with irregular joints. Part of it is masonry with lime red plaster, with the installation of the exterior of earlier buildings and in a slight escarp. From the east, to the west, the entire wall with the bastion and a trail along it is almost in the same level between the towers. The total height of the wall measured from the outside is approximately 8.00m and it is the only one without a cordon cornice. The rampart is approximately 1.20 m high. On the inside, there are two small buildings leaning against this wall. These are the watch guard and watch tower command, all in ruinous condition without roofs. In the second segment, looking from the west, which is 8.70m long, there is a walled-up exterior entrance to the complex on the outside. This original entrance measures approximately 1.40/2.30m, properly arched, and above the arch portal there is an embedded, now damaged stone slab measuring approx. 50 / 35cm, with hardly legible inscription in German: "... Frances ... Joseph ... Emperor ...", indicating that under the rule of Austria/ Austro-Hungarian Empire, this entrance was the only one and it is original.



Figure 8. Fortress image - source: UNDP/photo by Danilo Pasic

The east rampart was measured between the towers, the outside was 33.50m long and 4.50m thick at the base. The rounded bastion is 1.75 m thick. The rampart is made of pressed stone, in rows with regular joints, using lime mortar, with the installation of spolia of earlier buildings/ stone cannon balls/, and is in a slight escarpment with a flat bastion. There are loopholes in the bastion. From the south to the north, the entire trail on the bastion is paved with regular stone slabs, and the rampart is in decline, to the indicated length of approximately 1.80m. The total wall height measured from the inside is approx. 8,00m. On the outside of this rampart, in its lower part, half-buried, with an earthen roof, a two-chamber stone cistern was built in the Austrian / Austro-Hungarian period, used until the 1960s.

The northern rampart is measured between the towers, **35.00m** long on the outside, and 4.60m thick at its base. The rounded bastion with the loopholes is 1.85m thick. The rampart is made of pressed stone, in rows with regular joints, using lime mortar, with the installation of spolia of earlier structures/ cannon stone balls/, and is in a slight escarpment. From the east to the west, the entire trails are paved with regular stone slabs, and the rampart is sloping to the west, to the indicated length of approximately 0.80m. The total height of the wall measured from the inside is approx. 8.50m and from the outside 12.00m from the elevation of the terrain. The interior of the western part of this rampart is supported by a wall, a barracks building, while on the outside, with the structure with the NW tower, there is a smaller stone, plastered building, probably the drainage of the barracks toilets.

The western rampart, measured between towers on the outside, is **32.40m** long and at 4.45m wide at the base. The rounded rampart is 1.60 m wide. The rampart is built of pressed stone, in rows with irregular joints, in lime mortar, with installed spolia of earlier structures, and is in a slight escarpment with a flat bastion. There are loopholes in the bastion. From the south to the north, the entire bastion trail is paved with regular stone slabs. The rampart is sloping to the north and it is approximately 3.00m for the indicated length. The total wall height measured from the inside is approx. 8.00m. At a distance of 3.50m from the southwest tower, there is an incorporated older square tower measuring 7.40/6.00m, with a straight rampart and stone/lime/ profiled string course in the crown of the tower. On the outside of the ramparts, a walled-up gate is visible on this tower, measuring approximately 1.30/2.50m with a "broken" stone /lime/ arch and vault. Above that entrance is a niche, where a stone inscription used to exist. Much of this tower, especially from the outside, unlike all other parts of the Upper Town, is built of limestone.

The **southwestern tower** is a circular floor structure, approximately 16.70m in diameter, with an internal surface of approximately 70m² and with a rounded bastion with a total height of 8.50m, measured from the floor elevation of the inner part. The interior is tiled with a Venetian-style stone cobblestone. The interior space of 6.00 m high is stone-built cupola and plastered. The stone wall of the tower is 4.50m wide. There are three defense openings, all of which were originally made for cannons, converted into loopholes. Towards the wall, they are closing an angle of approximately 60 degrees. The tower has a roughly edged cordon cornice made of slab stone. To the east of this tower there is a stone arched gate, the main entrance to the inner perimeter, with a double winged iron-bound oak door. At the same time, in the northeast part of the wall of the tower there is an arched gate exit from the tower into the inner perimeter. The arched gate, passage or entrance to the tower from the interior structure of the complex is a vaulted passage, with a clearly indicated freestanding "broken" arch in the wall, built of stone slabs approximately 0.35m long.

The south-east tower is a circular floor structure, approximately **17.50m** in diameter and 7.80m high, measured from the floor elevation of the interior, including a rounded bastion. The inside surface of the tower

is approximately 70,00m². It is built on stone rock and the direction of the rock shield is clearly manifested here in the southeast-northwest direction. On the tower, as well as on other parts of the perimeter, there is a cordon cornice made of stone slabs, but there is also a profiled rounded cordon cornice of a significant size measuring 20/20cm, closer to the level of the floor of the bastion. The floor of the interior is tiled with irregularly shaped stone. The interior is stone-built and is approximately 6,00m high. The stone wall of the tower is 4.80m wide. Three defensive openings were built, which, from the original cannon holes, were converted into loopholes. They are closing the angle of about 60 degrees to the south. In the northwestern part of the wall of the tower there is also an arched gate of the exit from the tower to the inner perimeter. The arched gate, passage or entrance to the tower from the interior structure of the complex is a vaulted passage, with a clearly marked stone freestanding "broken" arch in the wall, made of stone slabs approximately 0.38m long and of the same type as the southwestern tower.

The northwestern tower is a circular floor plan building, with an internal surface of approximately 70,00 m², diameter of approximately 17,00m, 8,00m in height measured from the floor elevation of the interior space. The floor of the interior space is paved with irregularly shaped stone, and the interior space is approximately 6,00 m high. The dome cracked from the crown to the north, throughout the calotte. The stone wall of the tower is 4.80m wide. The three defensive openings, which were originally for cannons, were converted into loopholes, closing the angle of approximately 60 degrees to the north. From the outside of this tower, to the west, the remains of a water intake structure are noticed, which is now out of use. The tower has a cordon cornice made of pressed stone slabs. In the northeast part of the wall of the tower, as in the previous two towers, there is an arched gate exit from the tower into the inner perimeter. The arched gate, the entrance to the tower from the inner complex, is a vaulted passage, with a clearly marked freestanding "broken" arch in stone wall approximately 0.35m long and of the same type as the southwest and southeast tower.

The northeastern tower has a circular floor plan, approximately **17.50m** in diameter, approximately 8.50m high, measured from the floor elevation of the interior space, or 12.00m from the outside terrain elevation, including the rounded bastion. The inside space measures approximately **70,00m²**, and the floor is tiled with regularly shaped white and red stone slabs. Red stone slabs come from the traditional local quarry, the Kamenari site in Boka Kotorska. The stone-enclosed interior space is approximately 6,00m high. A stone water cistern was built under the floor of the Venetian administration during the Austrian/Austro-Hungarian period, and the cistern was connected to a newly built semi-buried cistern leaning on the foundation of the eastern rampart. The stone wall of the tower is 4.80m wide. Three defensive openings were built, which, from the original cannon holes, were converted into loopholes. They close to the east an angle of approximately 90 degrees. The eastern cannon hole was refurbished during the later Austrian/Austro-Hungarian period, breaking through the new entrance to the Upper Town complex. In the northwestern part of the wall of the tower there is also an arched gate exit from the tower to the inner perimeter. The arched entrance to the tower from the interior structure of the building is a vaulted passage, with a freestanding semicircular arch in the wall, made of stone slabs approximately 0.25 m long, not the same type as the three towers described earlier.

2. The canopy is the youngest building in this complex, measuring **16.85/8.10m**, covering **102.78m²**. It was erected after the end of Second World War, for the needs of the then military administration. It was a building, built on the site and floor plans of earlier Venetian/Turkish buildings. The structure was made of corrugated steel sheet, coated with thin concrete on the outside. The canopy floor is made of cement glaze. On the front and back, the building was open. It was used as a covered warehouse for equipment.

3. The command is a ground floor residential building in the northeast part of the Upper Town complex, measuring **10.50/6.28m**, covering a surface of **49.77m²**. It was reconstructed during the Austrian/ Austro-Hungarian rule, on the basis of earlier Venetian buildings. It is built of cut stone, wall thickness 54cm. The walls are in dilapidated condition. There is no stone frame on the exterior window trim, the sills around the windows and doors. The roof collapsed. The building has very precisely masonry, with almost identical diagonals of the interior space. In the eastern part there is a walled two-channel chimney. Stone coils are visible with the crown of the wall.

4. The residential building is a smaller ground floor building, measuring **8.05/5.10m**, covering a surface of **25.96m²**, built/reconstructed during the Austrian/Austro-Hungarian rule, with cut stone and 65cm wide walls. It is in a dilapidated condition, with no roof. A window opening is present in the west gable wall, indicating that the building had an attic, a loft that was used.

5. Residential building - Barracks is a more significant floor structure, measuring **25.00 / 5.70m**, covering a surface of approximately **112.00m²**, located along the inner side of the western part of the northern rampart. It has a 65 cm wide wall built of carved stone, arranged in rows with lime mortar joints of approximately 2 cm. The structure wall leans against the rampart and is dilated by it. On the south side of the building there is a rhythm of the traditional proportion of the window layout, with missing stone frames, the door sills. The upper floor, which was carried by a wooden structure, is approached by standing exterior stone steps on the east side, with worn out treads as they have been used for many years. The roof was asymmetrical, two-way, facing north south. In addition to the west entrance near the entrance to the northwest tower, there are remains of running water. The walls are in a dilapidated state, overgrown with weeds.

6. Food storage is another smaller ground floor building, measuring **10.00/6.00m**, covering a surface of **44.37m²**, built/reconstructed during the Austrian/Austro-Hungarian rule. It is built of cut stone and has 52cm wide walls that are in a dilapidated state. The building is roofless. In the north and south gable walls there is an opening-ventilation, indicating that the structure had a clear function of ventilating food storage. The floor level is approached with 6/16cm steps, which also indicates the indicated function of the building, with raised floor level to protect it from moisture. The fence wall of the stairs is roughly built and older than the structure of the building. The building features stone frames, sills around windows and doors. The walls are partially plastered on the inside and covered with weeds.

7. Sacral building/ church / Saint John's Church is an indicative storey building, measuring **10.25 / 8.10m**, covering a surface area of approximately **57.92m²**, located along the inner side of the southern rampart, right next to the original entrance to the Upper Town complex. With the south rampart, the floor plan closes the angle of 34 degrees to the east, with the north direction it closes the angle of 47 degrees, and with the south direction it closes an angle of 43 degrees, corresponding to the direction of the position of Mecca. It is built as 80,00 cm wide wall of pressed stone, with lime plaster joints. The outer southeast corner of the structure is rounded relative to the rampart, leaving communication around it. The northeast wall is based directly on the original rock mass. Next to the entrance, which is on the west wall, on the east side there is a foundation wall that extends approximately 2.00m to the west. These are probably the remains of the bell tower or minaret. Originally, the building was probably a ground-floor church, then a mosque, then a church again, and during the Austrian/Austro-Hungarian period, a barracks or a warehouse, when the floor was built in a different stone style. The original building features characteristic openings, or "broken" arches of windows and entrances, which undoubtedly point to religious Islamic architecture. Later, traditional openings of residential architecture of this area with stone threshold were interpolated in some original openings. Other original windows are walled up. The upper floor was carried by a wooden structure, supported by stone consoles in the walls. The

roof was double pitched and symmetrical, in the north-south direction. The walls are in a dilapidated state, overgrown with weeds. The floor is covered with construction rubble.

8. and 9. The ammunition depot and weapon warehouse is a double-arched ground-floor structure, the former one measuring **10.00/8.15m** and covering a surface of approximately **24.90m²**, and the latter one measuring **7.00/5.70m** and covering a surface of approximately **23.16 m²**, built during Venetian rule, made of cut stone, with 80cm wide walls. The walls are in good condition. The building has an earthen roof and ventilation openings. The ammunition depot, or originally gunpowder depot, was specifically built, with a double north and south walls, as a system for natural ventilation. There was a common entrance space in both of these warehouses, which served as a guard.

10. and 11. Guard post and the guard officers' apartment is also a double-storey ground-floor structure, measuring **9.26/5.00m**, the former one covering a surface of approximately **37.33m²**, and the latter one measuring **12.00/4.50m** and covering a surface of **31.83m²**, built during the Venetian rule, with cut stone and 60cm wide walls. It was built with lime mortar joints of approximately 2 cm. The building wall leans against the southern outer rampart and the eastern part is dilated from it. The western one lies directly on the outer south rampart, above the original entrance to the Upper Town complex. On the south side of the ramparts, there is a window of traditional proportions, probably a guard viewpoint, with stone thresholds around the opening. The floor of the buildings was on the level line of the outer south rampart. The roof is asymmetrical, double pitched in a north-south direction. In addition to the southeast tower, in the direction of the outer southern rampart, there is a small ruin, with stairs leading to the south bastion, probably accompanying the auxiliary structure of these buildings. The walls are in a dilapidated state, overgrown with weeds.

12. The prison is a small ground floor building measuring **2.20/4.00m** and covering a surface of **2.70m²**, built during the Venetian rule, at the site of an earlier building, made of cut stone, with 65cm wide walls. It is in very dilapidated condition, with no roof. It is located directly along the western rampart and forms a communication with it, stairs from the lower to the upper plateau of the Upper Town complex.

13. Austro-Hungarian bunkers are a series of structures that form an external defense perimeter, on the east side of the upper corps of the Upper Town complex. This part was built around 1857, when significant construction works were carried out in this area on the whole range of defensive fortifications in the region. This was influenced by the new technology of strategic warfare and defense, notably new artillery weapons. The secondary perimeter is a 60cm wide stone wall, built of cement mortar in cement mortar, approximately 6.00m high, with a double-winged iron gate, and to the east it develops into a bunker complex, oriented east-west by the longer axis, therefore having a strategic position towards south, the entrance to the Bay of Kotor. There are four bunkers in the system in regular order, with a place for the howitzers, three convenient warehouses, and bunkers with iron domes at the ends. The bunker building is approximately **40.00m/10.00m** in size, **175m²** in floor area, made of cut stone in cement mortar, with a 1.20m wide wall. The roof is made in the form of a "Prussian vault" of iron profiles, and the cover is an earth layer. The condition of this whole structure is very poor, neglected and overgrown with weeds. "- Ilijanic, B. (2012). Spanjola, Herceg Novi - Upper Town, Urban Genesis and Re-Urbanization. Herceg Novi: Ilibo Design Architects d.o.o.

According to the valid planning documentation, the purpose of the complex was proposed, i.e. the possibility was left for the planning of social facilities, cultural and mixed centers and catering and service activities in order to promote the cultural and architectural heritage.

Program, Parameters and Recommendations

Recommendations and Program

The basic idea of this Terms of Reference is to provide the spatial and technical conditions for the production and presentation of cultural and creative activities within the complex of Spanjola Fortress, Herceg Novi Municipality. In this regard, the main objectives of this Terms of Reference are:

- providing space for the manufacture of products in the field of creative industries, in terms of *art studios for work*;
- providing **residences and accommodation** facilities for artists,
- providing space for **exhibiting the works**, in terms of exhibition spaces,
- providing a **stage space** (*interior and exterior*) for events

According to the spatial capacities of the Spanjola Fortress complex and its future use, it is necessary to establish several content units:

- Exhibition and presentation unit;
- Accommodation unit;
- Unit for individual or group work with art studios;
- Combined unit - combining individual work with accommodation;
- Administration and offices with reception;
- Shared garden - summer stage;

Target Groups

By its character, the creative hub "17+1" is expected to communicate with the widest range of interested actors in the territory of the "17+1" countries, who are directly related to the production of cultural and creative content, as well as those who are potential consumers. As a specific international complex for the development of creative industries in Montenegro, the Creative Hub "17+1" needs to attract the broadest cultural and media public, as well as the most diverse visitors, of which tourists and audiences are a special group. According to the planned residential purpose and internationalization of activities, the hub will provide primarily international actors of the cultural scene.

In view of the above, the target groups are:

- artists, creators and authors who have a service need to create works in the field of - painting, graphics, sculpture and other related visual arts;
- residential artists/tenants
- all interested actors from public institutions of culture, business and NGO sector,
- tourists, visitors,
- audience, that is, the broadest cultural public.

Based on this division, art and production activities are clearly crystallized, which needs to be represented in the center with the aim of their best valorization and market support:

- Applied sculpture;
- Painting and drawing;
- Graphics

Other forms of multimedia art.

Program Contents

To create programming content, one has to follow a fixed matrix, which stems from the general goals of the hub.

Functional units need to best provide optimal conditions for production and dissemination of creative industries products, whereby the structure of space content has to meet the specific and very demanding program and production needs of users, which, on the other hand, are limited by the space capacities of the fort complex, primarily the need for its protection and preservation, with improvement within the concept of sustainable development, which is achieved by the realization of this idea. In this sense, existing capacities can be divided into several functional units according to the expressed needs, as follows:

Residential program	17+1 artists who apply and are granted residency at Creative Hub for a fixed period.
Program of Workshops and Advanced Trainings	Organizing independent workshops whose attendees may not necessarily be artists of the residency program. In terms of programming, workshops have to be separated from the residential program.
Program for providing conditions to work (hub)	Certain capacities for the work that are given to artists for use over a period of time. These activities are carried out over the course of the residency program in order to maximize synergy with residential artists and artists using the space.
Exchange program of artists with external residences	The main objective of this residential center is exchange with the residential centers of the countries covered by the 17+1 Mechanism. This allows Montenegrin artists to stay at partner centers and vice versa.
Organization of professional lectures for resident artists	A set of several lectures and forums from different fields of activity is planned for all participants of the residency program during their stay.
Festivals	The 17+1 Creative Hub will be organizing its own festival, with various annual themes, which will comprehensively

	address the creative industries and their implementation in everyday life.
Exhibitions	Regular selection of local and international exhibitions is a key program segment, which also opens the center to a wider audience.

Space Content Structure

The "17+1" creative hub has to provide a matrix for year-round programming activities. The programs presented condition the determination of the necessary spaces for their realization. In this regard, it is necessary to carefully review and examine the spatial capacities of the Spanjola Fortress complex and, in accordance with the program contents, propose the most optimal solution for the smooth running of all activities

Space Type	Specific Space Characteristics and Use
PRODUCTION-MANUFACTURING FACILITIES: WORKSHOPS, ART STUDIOS AND STUDIOS	
Art studio for contemporary sculpture	Service space for the production of various types of products and works in the field of sculpture as well as contemporary 3D forms.
Art studio for painting	Space for the establishment of painting activities, through the provision of art studios for work with multi-layered motifs (act, still life, etc.).
Art studio/studio for wood/ carpentry workshop	A well-equipped workshop for working with wood. CnC machine and lathe for engraving and carving of all kinds of non-metals. The space must be divided into sections for storage of raw materials and raw materials (manipulative space for storage and drying of raw materials of wood) and workshop works. Three-phase power supply and other sanitary and plumbing installations.
Photo studio	Professional photo studio service in the function of above-mentioned activities
RESIDENTIAL SPACE	
A residence for artists and creative workers	Provide accommodation units for residency - artist residency colonies. The premises/facilities have to include: own entrance, separate women's and men's toilet with bathrooms, reception desk, card keys - IRFID keys for access to segments or units of rooms, desks in rooms, internet Wi-Fi access, lockers for personal belongings. In the design it is necessary to allocate space

	for tripe, double and single rooms/suites of rooms with one common space/lounge. Total capacity of accommodation units, minimum 17 persons.
Conference room	Dedicated room for up to 20 seats for internal presentations and working meetings of production, (non) artistic, management, administrative, technical and other staff working at the Hub.
Management administrative space –	The building for common management and administrative activities. The space must be equipped with all office equipment, laser printers, scanners and computers, desks, internet Wi-Fi connection, cabinets for personal belongings, partitions and joint office screens for office furniture and business archives.
Art depo/storage room / <i>rack room</i>	The space is intended for all users, consisting of shelves, closets, armored cassettes for video optics and recording equipment, storage room for elements of scenography and art exhibits, exhibition panels and parts of theaters, tables, chairs and other modular furniture and equipment.
Separate men's and women's toilets	General purpose toilets and toilets as separate parts of individual production, sales, presentation, residential, common and indoor and outdoor stage facilities and spaces.
Kitchen / canteen	Shared kitchen/canteen for internal use, for the management, administrative, technical, residential and non-residential staff of up to 17 people. All necessary kitchen elements and three-phase power supply and other sanitary and plumbing works.
Restaurant and cafe bar area	The self-service restaurant and cafe space is intended for the widest possible group of potential users, visitors, tourists and guests of the program content realized at the Hub. It is necessary to have a long bar in order to be able to serve as many users / guests as possible in the shortest period of time possible. Restaurant and coffee bar seating facilities have to be suitable for communication and allow reception up to maximum 30 persons
Parking area Working area	In accordance with the Urban and Technical Conditions.
OUTDOOR STAGE SPACE	
Outdoor stage with a theater	This outdoor space has to be designed as a stage space with a theater designed for all types of multimedia events. The outdoor stage space will be intended for all guest programs of various character, as well as for festival programs, public presentations of films and concerts, programs of public cultural institutions and independent actors of the cultural scene, which are in accordance with the mission of this collaborative platform. The

	<p>professional scene can be assembled and disassembled (for example: made of "Prolite", lightweight aluminum structures), and accordingly it has to include a rain-resistant mounting lighting and sound system, lighting grid and supporting structure for sound and video beams, FOH tower opposite the stage made of metal structure (Front Of House for stage, video and sound control - directing), back stage changing room used also for the performers' instruments (pagoda system), internal make-up room for women and men (pagoda system), separate high-voltage power supply, stage space.</p>
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Other notes:

- Within the complex, for the purpose of valorization and future use, it is possible to plan temporary structures/facilities that do not affect the integrity of the cultural property, in accordance with conservation principles, in a way that will not diminish the cultural values of the immovable cultural property;
- Providing outdoor-courtyard equipment and furniture that is suitable for gatherings;
- To the extent possible, providing modular spaces that can be partitioned, with the aim of increasing mobility and the possibility of moving, expanding or reducing the space or relocating it to another location;

Parameters

Urban plot UP 198, covering 15426 m², corresponds to the cadastral plots no. 1720, 1719, 1821 and parts of cadastral plots no. 1721, 1718 and 1729, Cadastral Area Topla, Herceg Novi, covered by the Detailed Urban Plan ("Official Gazette of Montenegro - Municipal Regulations"- 01/10) and the Spatial Urban Plan of Herceg Novi Municipality ("Official Gazette of Montenegro - Municipal Regulations "- 52/18, 04/19). The urban plot is defined by coordinate points, which are presented in the graphical annexes that form part of the competition material of this Terms of Reference.

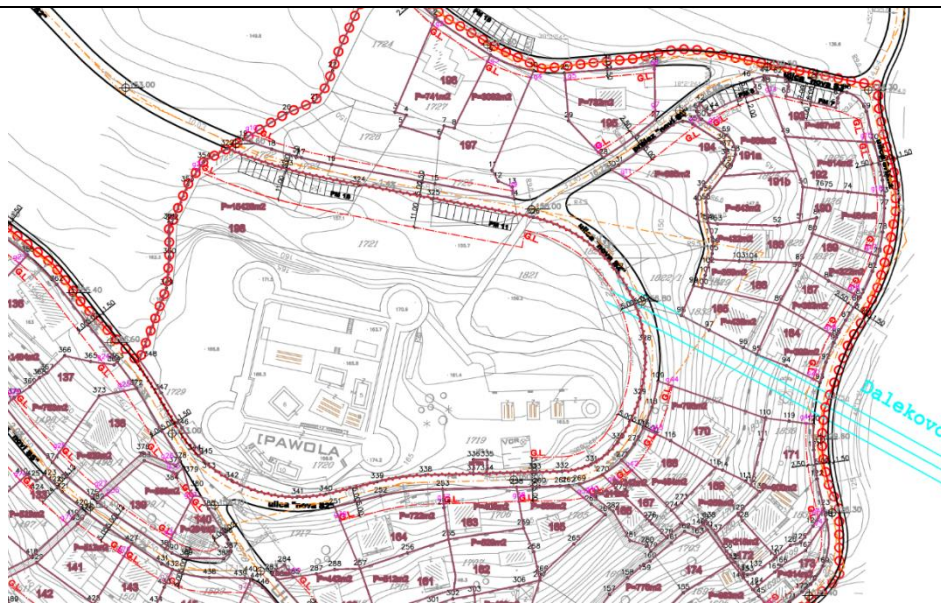


Figure 9. Land subdivision and regulation – excerpt from DUP Srbina



Figure 10. Cadastral details – source Geoportal <http://213.149.105.121/Geoportal01/>

Access to the Land Plot and Structure

The urban plot in question has road access, all according to the graphic annex to DUP 15 - Traffic. The parking area is also planned in accordance with the graphic annexes of the applicable planning document. Preventing the passage of cars through the weapons storage area by implementing the appropriate traffic regime.

Persons with reduced mobility and persons with disabilities

According to the possibilities of the terrain and the complex itself, and given that it is an immovable cultural property, it is necessary to provide access that can be used by persons with reduced mobility. The leveling of all pedestrian trails and passages has to be harmonized to the maximum extent possible with the current

Rulebook on detailed conditions and modalities for adaptation of facilities for access and movement of persons with reduced mobility and persons with disabilities ("Official Gazette of Montenegro", 048/13 of 14.10.2013, 044/15 dated 7 August 2015).

Landscaping

The conceptual design has to improve the representativity of the complex and the overall environment. The space needs to be re-examined from all aspects in order to complete the site in terms of content and design in accordance with the planned significance, with the application of concepts that are environmentally sound and energy efficient.

With the valorization of the plant stock, after defining the purpose of the buildings, it is necessary to plan the method of landscaping, while maintaining the cultural values of the fortress. The terrain surrounding the fortress must remain permanently undeveloped as a visual protection of the immovable cultural property. Landscaping also has to be adapted to the requirements of these Terms of Reference regarding the provision of common spaces, that is spaces for gathering and maintaining various program contents.

Infrastructure connections

When designing the conceptual urban design, one has to keep in mind the prescribed conditions for connection to the infrastructure within the Urban and Technical conditions.

Content of the competition innovative solution

The scope and level of processing of the competition document has to be prescribed in such a way that the urbanistic and architectural design can be applied in accordance with the Law on Spatial Development and Construction of Structures, that is, to contain all elements of the urban and architectural conceptual design.

Textual Section

Each competition document has to include a narrative section presented in A3 volumes of the following content:

- Conceptual explanation of the solution;
- Technical description;
- Table with actual gross areas and coefficients;
- Phases and approximate investment estimation;

Graphic Section

- Site plan of the complex with the wider environment in the scale of 1: 1500;
- Focused layout plan of the complex in the scale of 1: 500;
- Facility base in the scale of 1: 200 (current situation, intervention plan, newly planned situation);
- Characteristic cross sections of structures in the scale of 1:200 (current situation, intervention plan, newly planned situation);
- Characteristic views of the facilities in the scale of 1: 200 (current situation, intervention plan, newly planned situation);
- 3D model views of interiors - min 10 views
- 3D model views of exterior spaces – min 5 views
- 3D video animation (video presentation / duration of video: min 60 sec and max 120 sec)

All documentation submitted as part of competition work has to be presented in English language.